149.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	637,100 / 637,100
					USE VALUE:	637,100 / 637,100
					ASSESSED:	637,100 / 637,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		FARMER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOLOMON MELI
Owner 2:	
Owner 3:	
Street 1:	18 FARMER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HURLEY ROBERTJ/LIFE ESTATE -
Owner 2:	-
Street 1:	18 FARMER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,600 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1414 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4600.000	246,500		390,600	637,100
Total Card	0.106	246,500		390,600	637,100
Total Parcel	0.106	246,500		390,600	637,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.57 | /Parcel: 450.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 97843

GIS Ref

GIS Ref

Insp Date 08/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 149.0-0002-0002.0

!11618!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	246,600	0	4,600.	390,600	637,200	637,200	Year End Roll	12/18/2019
2019	101	FV	202,900	0	4,600.	390,600	593,500	593,500	Year End Roll	1/3/2019
2018	101	FV	203,800	0	4,600.	346,000	549,800	549,800	Year End Roll	12/20/2017
2017	101	FV	203,800	0	4,600.	290,200	494,000	494,000	Year End Roll	1/3/2017
2016	101	FV	203,800	0	4,600.	290,200	494,000	494,000	Year End	1/4/2016
2015	101	FV	192,700	0	4,600.	251,100	443,800	443,800	Year End Roll	12/11/2014
2014	101	FV	192,700	0	4,600.	242,700	435,400	435,400	Year End Roll	12/16/2013
2013	101	FV	192,700	0	4,600.	231,000	423,700	423,700		12/13/2012

PRINT

Date	Time
12/11/20	01:45:48

LAST REV

Date	Time
04/29/19	11:49:13

mmcmakin

11618

USER DEFINED

Prior Id # 1:	97843
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HURLEY ROBERTJ/	70695-241		3/2/2018		675,000	No	No		
HURLEY MARK J,	63912-437		7/15/2014	Convenience	1	No	No		
HURLEY ROBERT J	63912-432		7/15/2014	Convenience	1	No	No		
HURLEY ROBERT J	41274-242		10/24/2003	Family	1	No	No		
	9123-408		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/27/2018	1400	Dormers	250,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2019	SQ Returned	MM	Mary M
8/29/2018	MEAS&NOTICE	BS	Barbara S
7/18/2018	MEAS&NOTICE	CC	Chris C
10/27/2008	Meas/Inspect	345	PATRIOT
11/8/1999	Meas/Inspect	268	PATRIOT
7/13/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4600		Sq. Ft.	Site		0	70.	1.21	8									390,599						390,600	

Total AC/HA: 0.10560 | Total SF/SM: 4600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 390,599 | Spl Credit | Total: 390,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97854656
Adj $ / SQ:	171.735
Other Features:	70250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357199
Depreciation:	110732
Depreciated Total:	246467

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1				HB			

REMODELING

Exterior:	
Interior:	
Additions:	1985
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

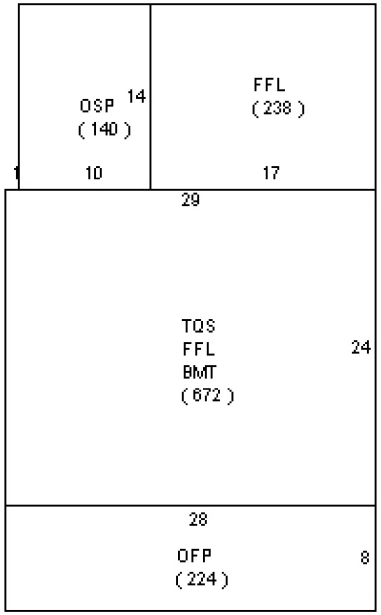
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.73
Special Features:	0	Val/Su Net:	100.61
Final Total:	246500	Val/Su SzAd	174.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	910	171.730	156,279
BMT	Basement	672	51.520	34,622
TQS	3/4 Story	504	171.730	86,554
OFP	Open Porch	224	23.350	5,231
OSP	Screen Porch	140	30.450	4,263

Net Sketched Area:	2,450			Total:	286,949
Size Ad	1414	Gross Are	2618	FinArea	1414

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: